



**GRASSROOTS**  
REALTY GROUP

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101, 131 Quarry Way SE  
Calgary, Alberta

MLS # A2271362



**\$519,000**

Division:	Douglasdale/Glen		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Enclosed, Heated Garage, Insulated, Parkade, Secured, S		
Lot Size:	-		
Lot Feat:	Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Champagne, one of Calgary's most architecturally striking and prestigious riverfront developments, renowned for its solid concrete construction, timeless European styling, and exceptionally quiet interiors. This beautifully updated ground-level residence with brand new patio door is one of the rare units on the open, river-facing line, offering peaceful views, unmatched privacy, and direct access to the Bow River and pathway system. Inside, the home feels calm, bright, and inviting. Large windows frame lush greenery and gentle river views, while the open-concept design creates a seamless flow between the living area, dining space, and gourmet kitchen. Outfitted with granite countertops, built-in appliances, a gas range, and an elegant island, the kitchen is perfect for cooking, hosting, or simply enjoying a quiet evening at home. Your private ground-level patio is truly special, ideal for morning coffee, stepping directly onto the pathway, or taking in the quiet beauty of this riverside setting. This level of indoor-outdoor living is exceptionally rare in luxury concrete buildings and highly coveted by those who value both convenience and nature. Thoughtful recent upgrades enhance the home's comfort and style, including professional paint, new modern light fixtures, upgraded bedroom flooring, a brand-new full-size washer and dryer, a new built-in microwave, and tasteful bathroom updates. Every space feels refreshed, cared for, and move-in ready. The spacious bedroom offers peaceful comfort, while the oversized bathroom provides a spa-inspired retreat. Central air conditioning ensures ideal temperatures year-round. Champagne is meticulously maintained and offers an elegant lobby, secure underground titled parking (stall #103), a titled storage locker (#115), two elevators, a car wash bay, and beautifully kept common areas. The \$584.97/month condo fee

includes heat, professional management, reserve fund contributions, snow removal, trash, building insurance, and common-area maintenance, offering complete peace of mind. Set in the heart of Quarry Park, the location is exceptional. You're steps from Carburn Park, Sue Higgins Off-Leash Dog Park, grocery stores, restaurants, caf  s, fitness centres, the YMCA, professional services, green spaces, and, of course, the river. The community is walkable, quiet, and thoughtfully designed, with quick access to major routes for effortless commuting. This home has been a genuine sanctuary for the owner, a place of healing, comfort, and connection to nature. Letting it go is emotional, and it truly is the sale of a very special property.